



## Lotus House, Elm Road

Blythe Valley, Solihull

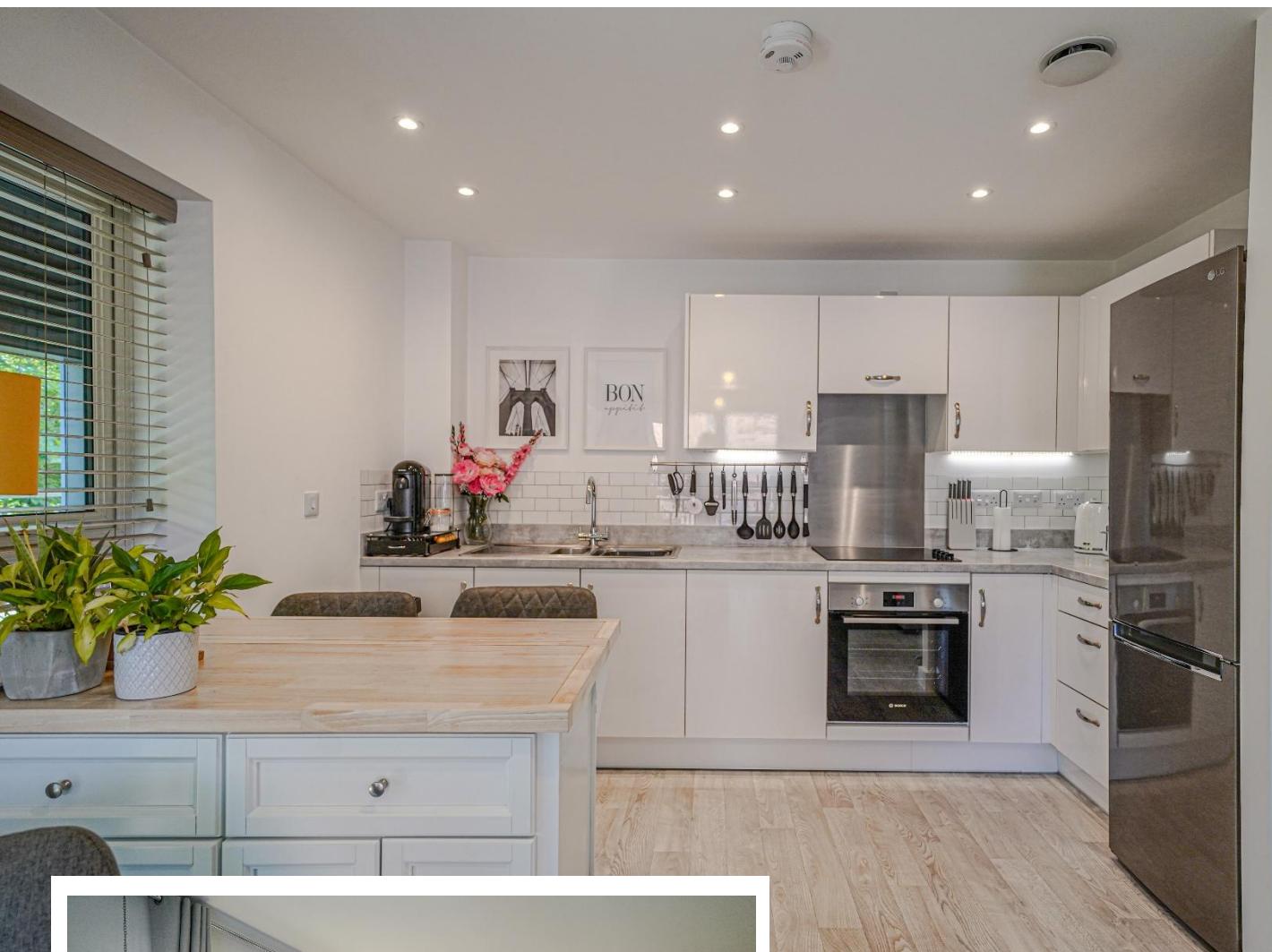
- A Very Well Presented Two Bedroom Ground Floor Apartment
- Open Plan Lounge/Kitchen/Diner with Private Balcony
- En-Suite Shower Room & Guest Bathroom
- Allocated Parking Space

**50% Share £125,000**

**100% Share £250,000**

Current EPC Rating – C. Current Council Tax Band - B

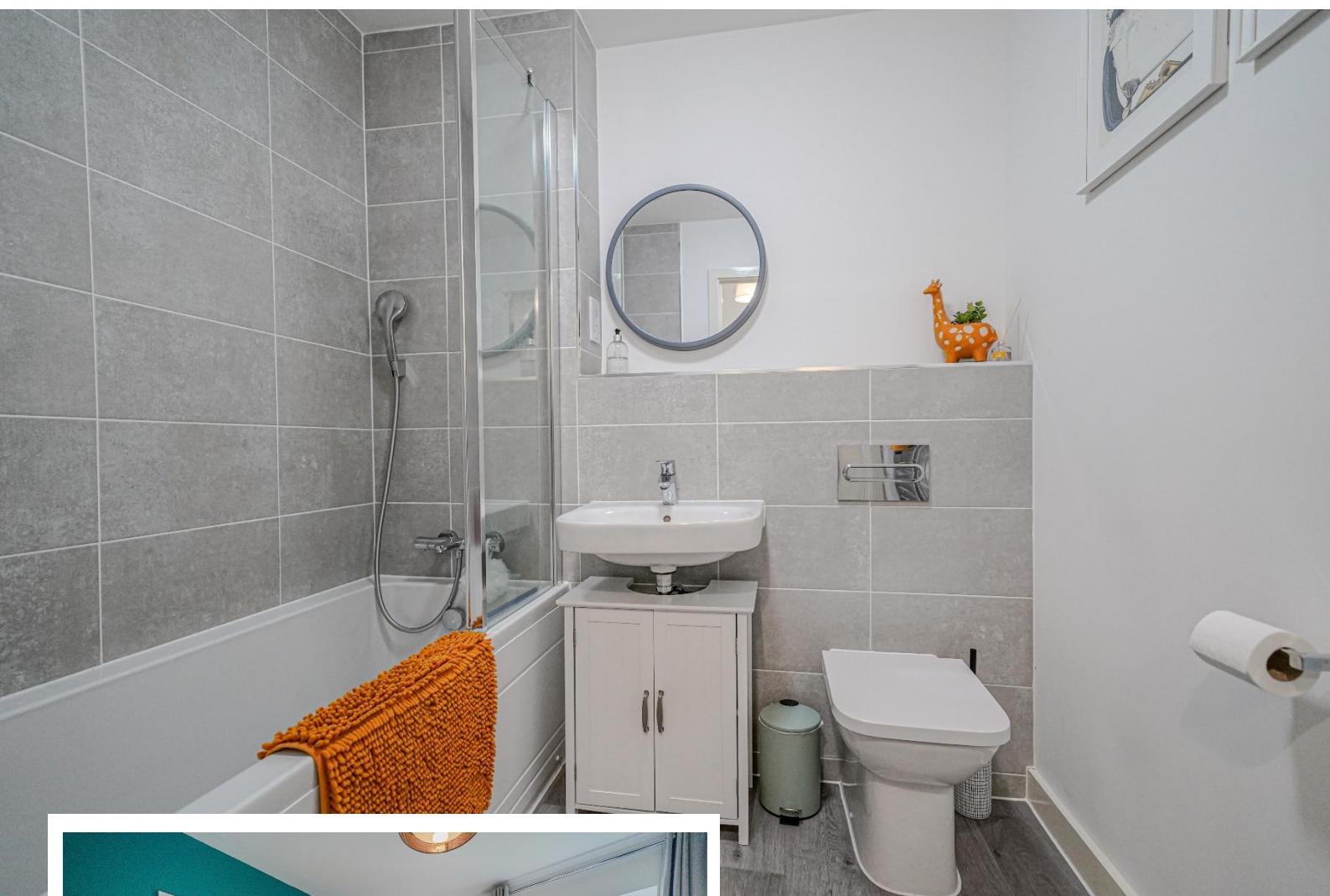




## Property Description

A very well presented and recently constructed ground floor apartment being sold on a 50% shared ownership basis. Offering accommodation comprising a spacious open plan lounge/kitchen/diner with access to a wide private balcony, two double bedrooms, en-suite shower room, guest bathroom and allocated parking

Blythe Valley is situated on the edge of Cheswick Green, Monkspath and open countryside, with easy access to the M42 linking to the M6, M40, M1 and M5 motorways, NEC Genting Arena, Resorts World and Birmingham International Airport and Railway Station. A wide selection of shopping facilities can be found along the A34 Stratford Road in Shirley, Sears Retail Park on Marshall Lake Road and Solihull Town Centre offers an excellent choice of shops including Touchwood Shopping Centre and John Lewis Department Store. Local schools are sought after with this property currently falling within Tudor Grange Academy catchment.



## Rooms & Measurements

Spacious Dual Aspect Open Plan Lounge/Kitchen/Diner 6.5m x 3.48m (21'4" x 11'5")

Wide Private Balcony

Double Bedroom One 3.43m x 2.82m (11'3" x 9'3")

En-Suite Shower Room

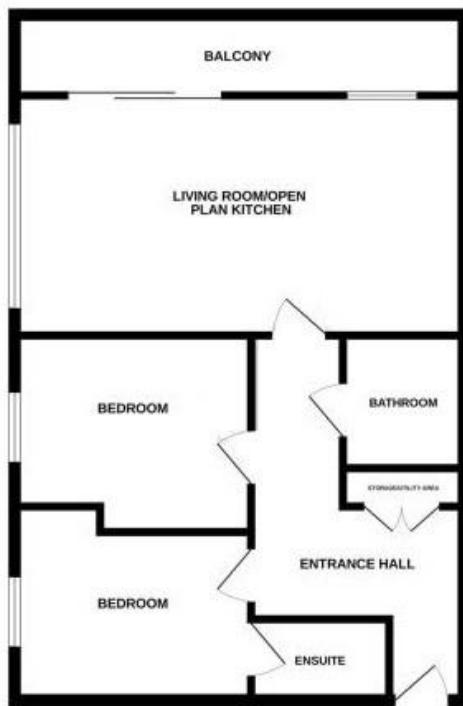
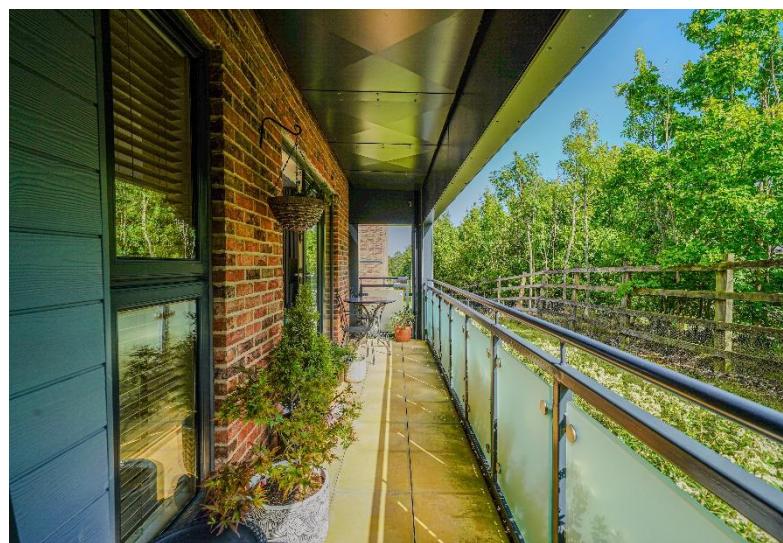
Double Bedroom Two 3.43m x 2.84m (11'3" x 9'4")

Guest Bathroom

Tenure

We are advised by the vendor that the property is leasehold with approx. 143 years remaining on the lease, a monthly service charge of approx. £148.84, a monthly lease management fee of £26.30 and a monthly rental of £372.16 for the remaining 50% share. We would advise all interested parties to obtain verification through their own solicitor or legal representative.

EPC supplied by Vendor. Current council tax band – B



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. We believe all information to be correct from the day of marketing however, we advise and recommend that your conveyancer and or surveyor verifies all information supplied. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.